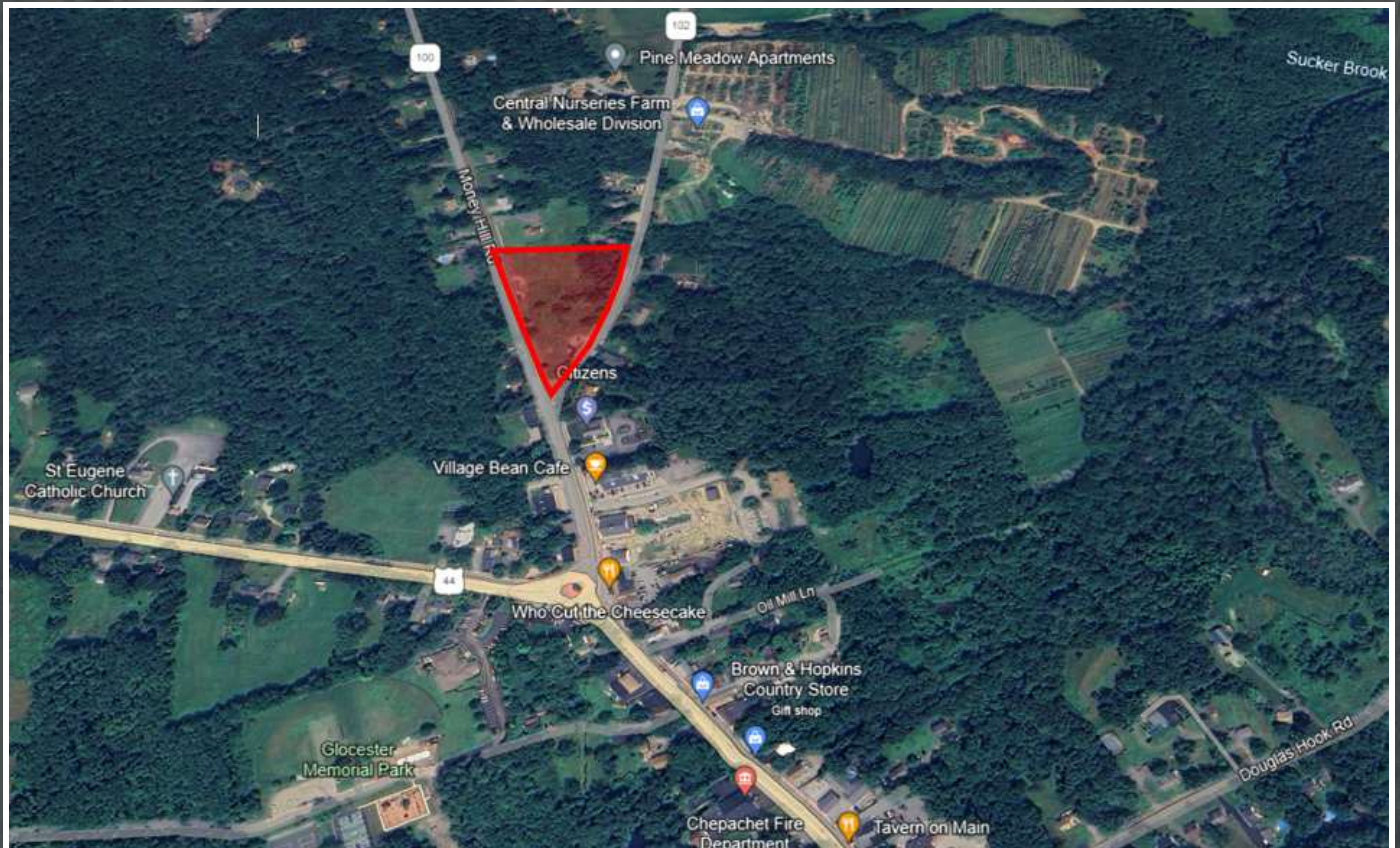


3.2 AC DEVELOPMENT SITE FOR SALE



MONEY HILL ROAD

Gloucester, RI 02814

DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

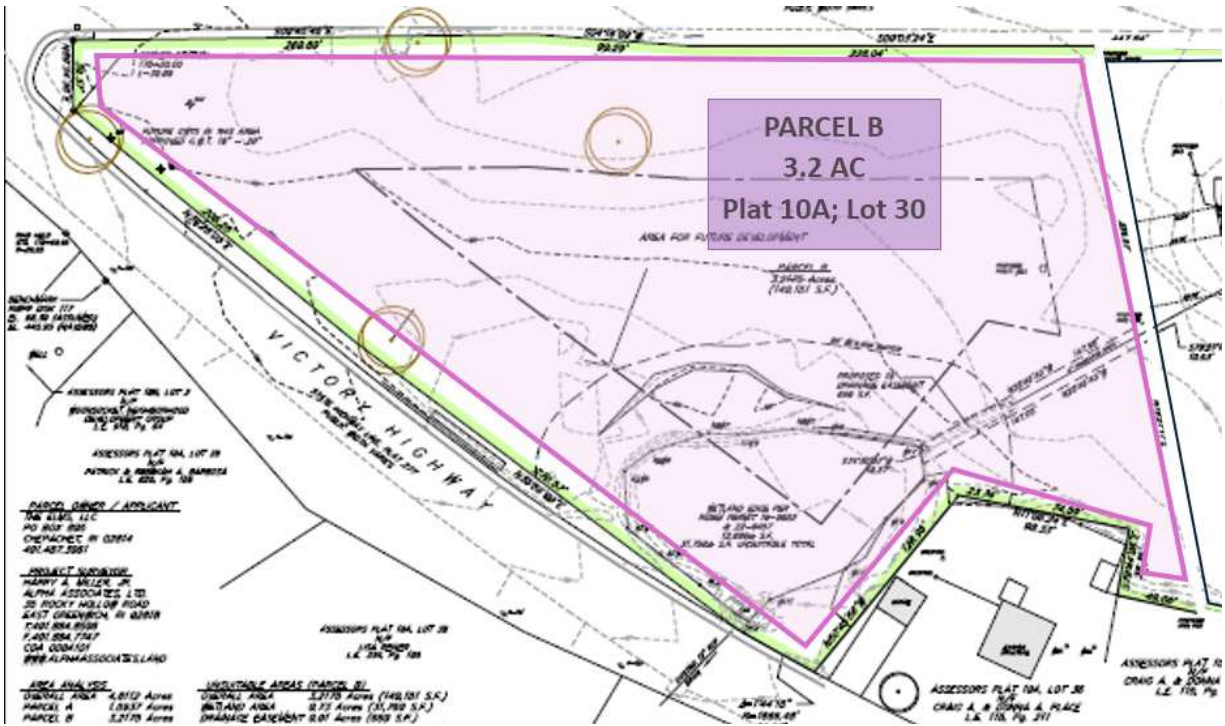
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MG COMMERCIAL

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

The subject property is a 3.2-acre flat parcel perfect for retail, office, mixed-use, or residential development. This parcel has 578 feet of frontage along Money Hill Road (Route 100) and 624 feet of frontage along Victory Highway (Route 102). Great piece of land in a quaint northern RI community. Numerous development opportunities exist on this 3.2-acre parcel.

PROPERTY HIGHLIGHTS

- 3.2 Acres of flat land
- Corner lot with tremendous visibility
- Situated in the Village of Chepachet
- Located at the intersection of Route 100 and Route 102
- Ideal for commercial (including retail and office), mixed-use, or residential development
- Approved water levels for septic system
- Zoning: Village Overlay District (R2)
- Plat 10A Lot 30 Parcel B

LOCATION DESCRIPTION

This corner lot is strategically located on Money Hill Road at the intersection of Routes 100 and 102 and is just 700 feet from Route 44. It is situated in the Village of Chepachet within the town of Gloucester. It has tremendous visibility and is a prime location in northern RI. (Plat 10A; Lot 30 - Parcel B).

OFFERING SUMMARY

Sale Price:	\$950,000
Sale Price Reduced From:	\$1,200,000
Lot Size:	3.2 Acres
Parcel B:	Plat 10A; Lot 30

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	9,030	22,421	39,367
Average HH Income	\$122,934	\$125,825	\$130,519

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ADDITIONAL PHOTOS



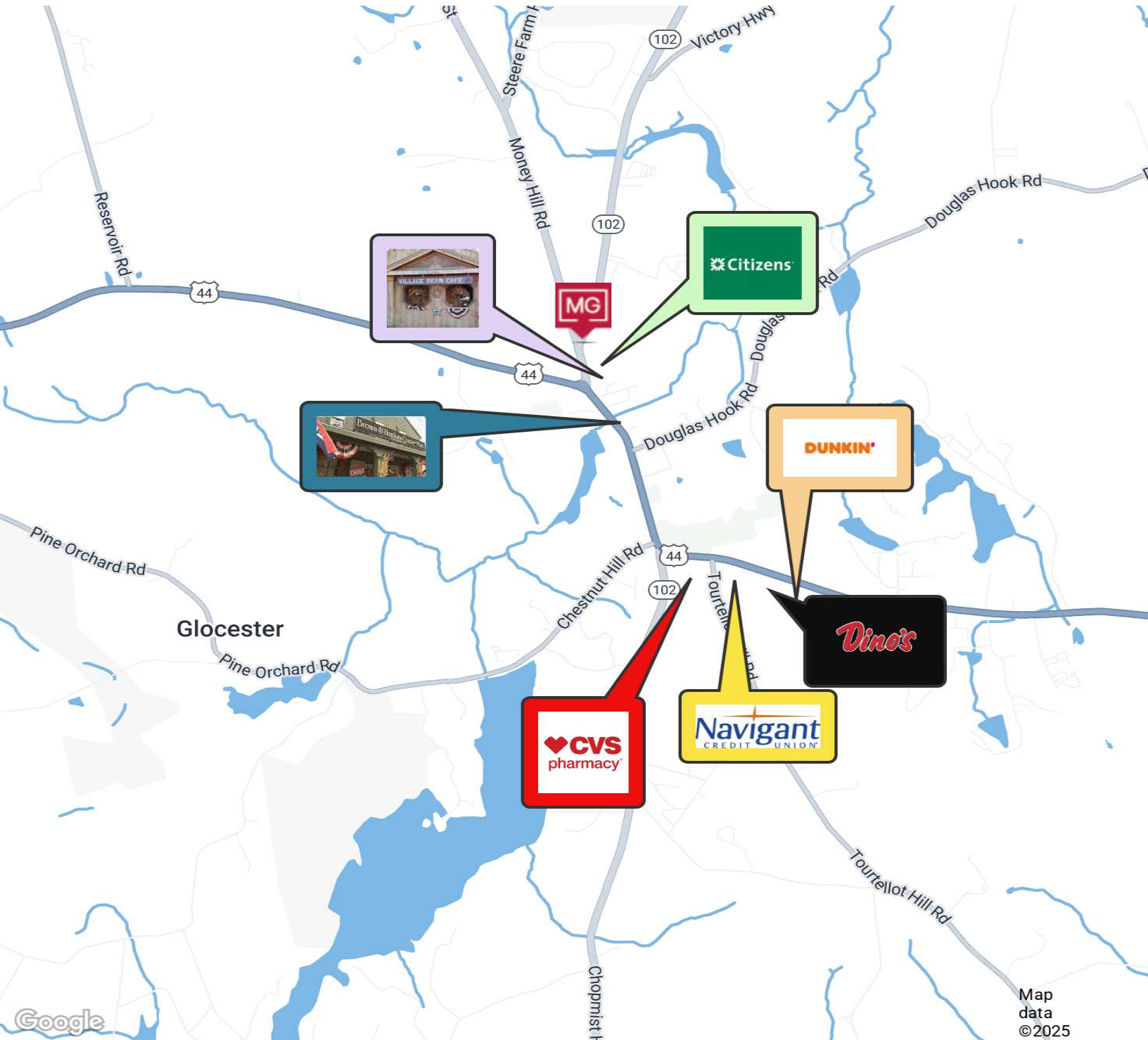
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RETAILER MAP



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